

**MINUTES  
BROOK TRAILS ESTATES  
BOARD OF DIRECTORS MEETING  
October 21, 2003**

The meeting was called to order by President John Poe at the home of Lloyd Wallace. All board members were present.

**SECRETARY**

Marilyn reported that the Fall Newsletter had been mailed.

Minutes of the September meeting were approved as written.

**FINANCE**

Burt reported that his job responsibilities were such that he was unable to continue as Treasurer and asked to be replaced. Lloyd Wallace was unanimously elected to finish his term. John and Lloyd will take care of the necessary signature requirements with the bank.

**COVENANT VIOLATIONS**

John reported that the gutted cars on Lot #44 have not been removed as requested and the utility trailer on Lot #85 is also still there. After considerable discussion, it was moved, seconded and passed that the following procedure be adopted:

**ANY HOMEOWNER WHO VIOLATES THE PROTECTIVE COVENANTS OF BROOK TRAILS ESTATES OR ARCHITECTURAL CONTROL COMMITTEE REQUIREMENTS, WILL BE FIRST NOTIFIED BY MAIL OF THE VIOLATION(S) AND GIVEN A SPECIFIC PERIOD OF TIME FOR COMPLIANCE. THE BOARD MAY GRANT AN EXTENSION OF TIME TO COMPLY. HOWEVER, IF THE HOMEOWNER FAILS TO COMPLY WITHIN THAT TIME FRAME, A CERTIFIED LETTER WILL BE SENT TO THE HOMEOWNER INDICATING THAT A FINE OF \$25 PER DAY WILL ACCRUE FOR EACH DAY VIOLATION(S) REMAIN UNRESOLVED. AFTER 30 DAYS WITH NO RESOLUTION, AT THE BOARD'S DISCRETION, THE MATTER MAY BE TURNED OVER TO LEGAL COUNSEL FOR FURTHER ACTION. ALL FINES AND COURT COSTS IN CONNECTION WITH ANY ACTION TAKEN WILL BE THE RESPONSIBILITY OF THE HOMEOWNER. FINES NOT PAID WILL BECOME PART OF THE ANNUAL DUES STATEMENT, AND IF THEY REMAIN UNPAID, THE BOARD MAY FILE A LIEN ON THE PROPERTY.**

John will write a letter to the two homeowners advising them of the penalties for non-compliance.

## **ARCHITECTURAL CONTROL COMMITTEE**

Mike reported that the prospective buyer that had requested composition roofing had decided not to buy in Brook Trails as they didn't like our restrictions. However, the house has been sold to another party.

Mike also said he had received a phone call from a homeowner volunteering for the Architectural Control Committee.

Lloyd and Paul met with Legacy Roofing to review alternative roofing materials they have to offer. The better looking materials are quite costly – several times higher than shake roofing. We will continue to research the matter.

## **LANDSCAPING**

Terry reported that a walk through inspection with Classic Nursery revealed that they have not been doing a very good job of keeping the cul-de-sac planter islands in good condition. Classic will have a clean-up blitz in the neighborhood to correct the condition. Terry is researching plants for the islands that will be low-maintenance and to make them more uniform in appearance.

## **TRAILS & BRIDGES**

Paul reported that a fallen tree had been removed from one of the trails.

## **DRAINFIELDS**

John and Paul walked Drain Field # 31 where yard waste has been dumped and reported that at least two people have obviously been dumping on there. One homeowner was told by the previous owner that his lot is about 30 feet deeper than it actually is and trees have been planted there and will have to be removed. A "buffer" has also been left which only contributes to the problem. Also, other drain fields have not been kept in the best of shape and need to be cleaned. In view of the fact that there is confusion about the situation, it was moved, seconded and passed that the Association will clean all of the drain fields, levying a special assessment if necessary to cover the cost. Signs will also be placed stating that they are private drain fields and that no dumping is allowed. If the homeowners are unsure of their lot lines, it is their responsibility to have it surveyed. Lot owners who have offsite drain fields will be sent letters explaining that we are cleaning them up pursuant to the Covenants and asking them to refrain from dumping yard waste on them in the future.

## **NOMINATING COMMITTEE**

Terry reported that she still has found no one to run for board positions. Burt suggested a couple of people who might serve and Terry will contact them.

## **SECURITY**

**Lloyd had nothing new to report. However, a car in Paul's yard had been vandalized during the rain storm on Monday. Another vehicle had its windows broken at another house down the street.**

**There being no further business the meeting was adjourned. The next meeting will be at Terry's house on November 18.**

**Respectfully submitted,**

**Marilyn Shaw  
Secretary**